Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LB-JP-25-905

Karen Johnson Davidson County
Batch # 1321910 DEEDWARR
09/15/2025 03:25:51 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20250915-0073571

Name and Address of New Owner:
Modera, LLC
5115 Maryland Way
Brentwood, TN 37027

Send Tax Bills To:
Modera, LLC
5115 Maryland Way
Brentwood, TN 37027

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-25-4250

Map & Parcel No: 044-13-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Evans Gentry, an unmarried widower**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Modera, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of the Knoll Subdivision, Section 3, of record in Book 2854, Page 110, Register's Office for said county.
>
> Said Lot No. 50 fronts 85 feet on the Northeasterly Side of Bettie Drive and extends back between lines 140 feet on the North line and 220.58 feet on the South line to a dead line in the rear measuring 117.0 feet.
>
> Being the same property conveyed to David Evans Gentry and wife, Connie Gentry by Warranty Deed from Peggy Sue Davis, Patricia Mangrum and David Evans Gentry of record in Book 8968, page 962, Register's Office for Davidson County, Tennessee, dated May 27, 1993 and recorded on June 03, 1993.
>
> Connie Gentry died on 04/02/2019.

Property most commonly known as: 905 Bettie Drive, Nashville, TN 37138

This conveyance is subject to the following: 1) Property taxes for the year 2025, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

DG ST IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~3rd~~ 5th day of September, 2025.

(SEAL)
David Gentry

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~3rd~~ 5th day of September, 2025, before me personally appeared David Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~3rd~~ 5th CBG day of September, 2025.

Notary Signature
My commission expires: My Commission Expires January 28, 2026

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this ~~3rd~~ 5th day of September, 2025.

Notary Signature
My commission expires: My Commission Expires January 28. 2026

